

Fill in this information to identify the case:

Debtor 1 April Louise Perry

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Missouri

Case number 16-45212

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of the Igloo Series II Trust

Court claim no. (if known): n/a

Last 4 digits of any number you use to
identify the debtor's account: 5 2 5 4

Date of payment change:
Must be at least 21 days after date
of this notice 07/01/2019

New total payment: \$ 1,872.75
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 277.57 New escrow payment: \$ 370.82

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____% New interest rate: _____%

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1 April Louise Perry
First Name Middle Name Last Name

Case number (if known) 16-45212

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ D. Anthony Sottile
Signature

Date 05/07/2019

Print: D. Anthony Sottile
First Name Middle Name Last Name

Title Authorized Agent for Creditor

Company Sottile & Barile, LLC

Address 394 Wards Corner Road, Suite 180
Number Street

Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: May 02, 2019

TYRONE A PERRY
 APRIL L PERRY
 1695 GALLANT FOX DR
 FLORISSANT MO 63033

Loan: XXXXXXXXXX

Property Address:
 1695 GALLANT FOX
 FLORISSANT, MO 63033

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from July 2018 to June 2019. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Jul 01, 2019:
Principal & Interest Pmt:	1,501.93	1,501.93
Escrow Payment:	277.57	370.82
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,779.50	\$1,872.75

Escrow Balance Calculation	
Due Date:	May 01, 2019
Escrow Balance:	2,740.04
Anticipated Pmts to Escrow:	555.14
Anticipated Pmts from Escrow (-):	2,637.27
Anticipated Escrow Balance:	\$657.91

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,110.07	(435.16)
Jul 2018	370.01	498.78		*		1,480.08	63.62
Aug 2018	370.01	498.78		*		1,850.09	562.40
Sep 2018	370.01	498.78		*		2,220.10	1,061.18
Oct 2018	370.01	498.78		*		2,590.11	1,559.96
Nov 2018	370.01	498.78		*		2,960.12	2,058.74
Nov 2018				1,812.60	* County Tax	2,960.12	246.14
Dec 2018	370.01	498.78	1,802.88	*	* County Tax	1,527.25	744.92
Jan 2019	370.01	498.78		*		1,897.26	1,243.70
Feb 2019	370.01	498.78		*		2,267.27	1,742.48
Mar 2019	370.01	498.78		*		2,637.28	2,241.26
Apr 2019	370.01	498.78		*		3,007.29	2,740.04
May 2019	370.01		2,637.27	*	* Homeowners Policy	740.03	2,740.04
Jun 2019	370.01			*		1,110.04	2,740.04
					Anticipated Transactions	1,110.04	2,740.04
May 2019		277.57		2,637.27	Homeowners Policy		380.34
Jun 2019		277.57					657.91
	\$4,440.12	\$5,542.94	\$4,440.15	\$4,449.87			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling \$4,440.15. Under Federal law, your lowest monthly balance should not have exceeded \$740.03 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are

Analysis Date: May 02, 2019

TYRONE A PERRY

Loan: XXXXXXXXXX**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	657.91	1,112.50
Jul 2019	370.82			1,028.73	1,483.32
Aug 2019	370.82			1,399.55	1,854.14
Sep 2019	370.82			1,770.37	2,224.96
Oct 2019	370.82			2,141.19	2,595.78
Nov 2019	370.82			2,512.01	2,966.60
Dec 2019	370.82	1,812.60	County Tax	1,070.23	1,524.82
Jan 2020	370.82			1,441.05	1,895.64
Feb 2020	370.82			1,811.87	2,266.46
Mar 2020	370.82			2,182.69	2,637.28
Apr 2020	370.82			2,553.51	3,008.10
May 2020	370.82	2,637.27	Homeowners Policy	287.06	741.65
Jun 2020	370.82			657.88	1,112.47
	<u>\$4,449.84</u>	<u>\$4,449.87</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of \$741.65. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed \$741.65 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is \$657.91. Your starting balance (escrow balance required) according to this analysis should be \$1,112.50. This means you have a shortage of \$454.59. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be \$4,449.87. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation	
Unadjusted Escrow Payment	370.82
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$370.82</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
ST. LOUIS DIVISION**

In Re: Case No. 16-45212
April Louise Perry Chapter 13
Debtor. Judge Kathy A. Surratt-States

CERTIFICATE OF SERVICE

I certify that on May 7, 2019, a copy of the foregoing Notice of Mortgage Payment Change was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/Parties may access this filing through the Court's system:

Michael Dominic Toscano, Debtor's Counsel
courts@twlawstl.com

Diana S. Daugherty, Chapter 13 Trustee
standing_trustee@ch13stl.com

Office of the United States Trustee
ustpreion13.sl.ecf@usdoj.gov

I further certify that on May 7, 2019, a copy of the foregoing Notice of Mortgage Payment Change was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

April Louise Perry, Debtor
1695 Gallant Fox Drive
Florissant, MO 63033

Dated: May 7, 2019

/s/ D. Anthony Sottile
D. Anthony Sottile
Authorized Agent for Creditor
Sottile & Barile, LLC
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
Email: bankruptcy@sottileandbarile.com